097.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	766,700	/	766,700
USE VALUE:	766,700	/	766,700
ASSESSED:	766,700	/	766,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBERTSON ELLEN V/TRUSTEE
Owner 2:	115 COLUMBIA ROAD TRUST
Owner 3:	
Street 1:	115 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONSTANTINE JOHN W--ETAL -
Owner 2:	CONSTANTINE ELOISE R -
Street 1:	115 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-1036

NARRATIVE DESCRIPTION

This parcel contains 9,310 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 1932 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9310.000	277,200		489,500	766,700
Total Card	0.214	277,200		489,500	766,700
Total Parcel	0.214	277,200		489,500	766,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.84 | /Parcel: 396.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 63567

GIS Ref

GIS Ref

Insp Date 09/13/18

!7932!

PREVIOUS ASSESSMENT

Parcel ID 097.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	277,200	0	9,310.	489,500	766,700	766,700	Year End Roll	12/18/2019
2019	101	FV	245,000	0	9,310.	489,500	734,500	734,500	Year End Roll	1/3/2019
2018	101	FV	242,100	0	9,310.	419,600	661,700	661,700	Year End Roll	12/20/2017
2017	101	FV	242,100	0	9,310.	391,600	633,700	633,700	Year End Roll	1/3/2017
2016	101	FV	242,100	0	9,310.	335,700	577,800	577,800	Year End	1/4/2016
2015	101	FV	240,900	0	9,310.	300,700	541,600	541,600	Year End Roll	12/11/2014
2014	101	FV	240,900	0	9,310.	278,300	519,200	519,200	Year End Roll	12/16/2013
2013	101	FV	240,900	0	9,310.	265,400	506,300	506,300		12/13/2012

PRINT

Date	Time
12/10/20	22:31:50

LAST REV

Date	Time
10/01/18	15:03:39
mmcmakin	
7932	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONSTANTINE JOH	30812-213		10/29/1999	Family	349,000	No	No	4	
	7992-12		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2007	947	Manual	6,000					construct new ston
3/12/2004	161	New Wind	8,462					5 VINYL WNDWS

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
2/11/2009	Meas/Inspect	294	PATRIOT
10/30/2000	Hearing N/C	189	PATRIOT
10/18/1999	Meas/Inspect	264	PATRIOT
7/22/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9310		Sq. Ft.	Site		0	70.	0.75	4									489,511						489,500	

Total AC/HA: 0.21373 | Total SF/SM: 9310 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 489,511 | Spl Credit | Total: 489,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj $ / SQ:	125.672
Other Features:	89178
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376588
Depreciation:	99419
Depreciated Total:	277169

COMMENTS

OF= SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 1		HB 1		

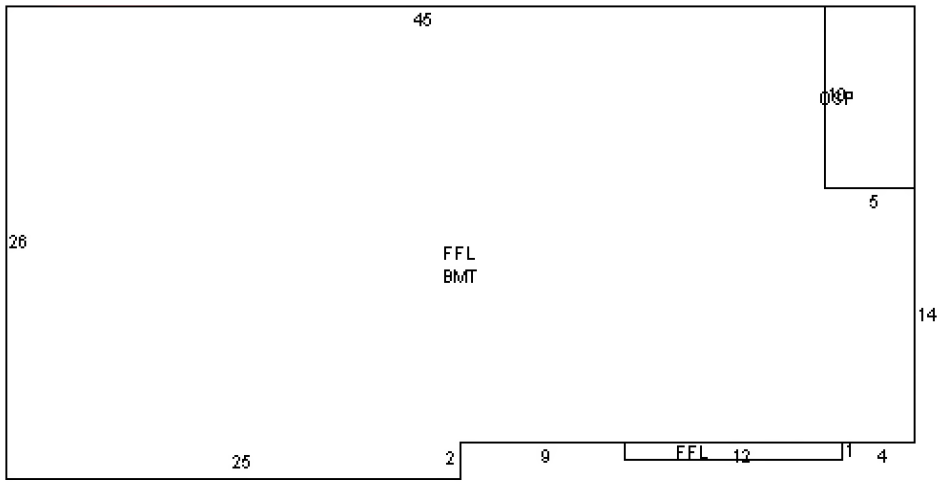
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.06
Special Features:	0	Val/Su Net:	112.59
Final Total:	277200	Val/Su SzAd	228.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,212	125.670	152,315
BMT	Basement	1,200	56.140	67,365
OSP	Screen Porch	50	47.430	2,371

Net Sketched Area:	2,462			Total:	222,051
Size Ad	1212	Gross Are	2462	FinArea	1932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

097.0-0004-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: